



Austin City Council MINUTES

For AUGUST 22, 1985 - 1:00 P.M.

Council Chambers, 307 West Second Street, Austin, Texas

City Council

Frank C. Cooksey
Mayor

John Treviño, Jr.
Mayor Pro Tem

Council Members
Mark Rose
Smoot Carl-Mitchell
Sally Shipman
George Humphrey
Charles E. Urdy

Jorge Carrasco
City Manager

Elden Aldridge
City Clerk

Memorandum To:

Mayor Cooksey called to order the meeting of the Council, noting the presence of all Councilmembers.

MINUTES APPROVED

The Council, on Councilmember Humphrey's motion, Councilmember Carl-Mitchell's second, approved minutes for regular meeting of August 15, 1985 and special meeting of August 13, 1985. (4-0 Vote, Councilmembers Urdy, Shipman and Rose out of the room.)

CITIZENS COMMUNICATIONS

Mr. Jim Camp discussed moratorium on development in Bear, Little Bear and Onion Creek Watershed areas of Edward's Aquifer.

Mr. Charles A. Lamme did not appear.

Mr. Enriquez Lopez discussed socio-economic impact of Moore's Crossing M.U.D.

Mr. Ralph P. Gandara discussed Industrial Revenue Bonds. Mayor Pro Tem Trevino requested a report from staff concerning this.

Mr. Bill Oakey talked about Austin Megatrends economic report.

Ms. Cynthia Valadez did not appear.

Mr. Alfred Stanley discussed establishment record of Sierra Club's support for the Moore's Crossing M.U.D.

Miss Susan Toomey Frost discussed the Municipal Office Complex.

Ms. Edith Buss discussed a zoning rollback for Highland Park West Homeowners Association.

Mr. David Armbrust discussed the planned development area agreement application submitted on behalf of Kallestad Laboratories.

CONSENT ORDINANCES

The Council, on Councilmember Humphrey's motion, Councilmember Shipman's second, waived the requirement for three readings and finally passed the following ordinances in one consent motion: (7-0 Vote)

Operating Budget Amendment

Amended the 1984-85 Annual Operating Budget by:

- a. Accepting a grant from the Texas Department of Highways and Public Safety in the amount of \$61,601.00 for the enforcement of the fifty-five (55) mile per hour speed limit by the Austin Police Department.
- b. Authorized the City Manager to enter into an agreement with the State Department of Highways and Public Transportation and accept \$36,000 in Federal-Aid Urban System Funds for the 1985 Ten-State Mountain/Plains Regional Bicycle Conference.

Release of Easement

Authorized release of the following easement: The Public Utility and Drainage Easement retained in Ordinance No. 711028-D and recorded in Volume 4222, Page 1021 of the Travis County Real Property Records. (Request for the referenced easement submitted by the City of Austin, Law Department.)

Firemen's Retirement Fund

Increased the City's contribution to the Firemen's Retirement Fund from 14.00% to 14.05% of payroll.

Item Postponed

Postponed until September 5, 1985 consideration of amending the Code of the City of Austin by changing and adding provisions thereby declaring the purpose, duties and structure of the Environmental Board.

Item Postponed

Postponed until September 5, 1985 consideration of amending Ordinance No. 840717-A relating to the purchase of fire demand meters.

Speed Zones

Amended the Austin City Code to modify the following speed zones:

SECTION 11-2-99(d) (School Zone) 20 mph

ADD: Westcreek Drive from 220 feet north of the North curb line of Old Fredericksburg Road to 50 feet south of the south curb line of Hill Forest Drive.

ADD: Dittmar Road from 365 feet east of Cold Stream Drive (East Side) to 362 feet west of Cold Stream Drive (West Side)

Susquehanna Lane from 140 feet west of Springdale Road (North Side) to 225 feet east of Dubuque Lane (South Side)

Traffic Change

Amended the Austin City Code to modify the designated direction in which traffic shall move on Susquehanna Lane from Springdale Road to Dubuque Lane as follows:

	<u>ON</u>	<u>FROM</u>	<u>TO</u>	<u>DIRECTION</u>
Delete:	Susquehanna Lane	Springdale Road	Dubuque Lane	westbound

Zoning Ordinance

Amended Chapter 13-2 and 13-2(A) of the Austin City Code (Zoning Ordinance) to cover the following changes:

- a. HAROLD MOGEE, ET AL 4312, 4313, 4315, From "SF-3" to
By Santiago Moreno 4317, 4323, 4324 "LO"
C14-85-063 James Casey Street

Heard and granted May 2, 1985, (5-0). Conditions have been met as follows: Right-of-way on James Casey Street has been conveyed by Street Deed.

- b. RICHARD MATZ 13900-14300 and From Interim "RR"
By David Ambrust 15000 N. I.H. 35 to "GO"
C14r-85-104

(Applicant requests emergency passage of ordinance)

Heard and granted June 13, 1985 (6-0). Mayor Pro Tem John Trevino, Jr. absent. No conditions to be met. (Site Plan not needed, access onto PRA not proposed).

- c. PERSEO, INC. 1111 West 11th Street From "MF-H-3" to
By Richard Hardin "LO-H" & "SF-3-H"
C14-84-375

Heard and granted January 10, 1985 (7-0). Conditions have been met as follows: Restrictive Covenant incorporating conditions imposed by Council has been executed.

- d. BOBBY & SEQUITA 5408 Fiskville Road From "SF-3" to
CORDELL "CS"
C14-84-279

Heard and granted December 6, 1984, (6-0). Councilmember Mark Rose absent. Conditions have been met as follows: Right-of-way on Middle Fiskville Road has been conveyed by Street Deed.

- e. PARKWAY SOUTH DEV. 2030 E. Oltorf From "GR" to "CS-1"
CORP., INC.
C14-85-153 EMERGENCY PASSAGE REQUESTED

Heard and granted August 1, 1985, Mayor Pro Tem John Trevino absent. No conditions to be met.

- f. REX D. BOHLS 16420 N. I.H. 35 From Interim "RR"
By Robert C. Penrose to "CS"
C14r-85-138

Heard and granted July 11, 1985 (7-0). Conditions have been met as follows: Development restricted to that shown on Site Plan as Exhibit "A" to the ordinance.

- g. JOHN L. RITTS, SHEILA 15545-15635 I.H. 35 From Interim "SF-2"
MUSTIN, K. C. COONROD North to "CS"
& JOYCE COONROD
C14r-84-435

Heard and granted March 7, 1985, (6-0). Conditions have been met as follows: Development restricted to that shown on site plan attached to Exhibit "A" to the ordinance.

Bibb Augustus Falk Lifetime Swimming Privileges

Granted Bibb Augustus Falk lifetime swimming privileges, thereby waiving all fees, at Barton Springs Swimming Pool, Zilker Park.

NEW CODE SECTION CONCERNING NITROUS OXIDE

The Council, on Councilmember Shipman's motion, Councilmember Urdy's second, waived the requirement for three readings and finally passed an ordinance amending Chapter 9-1, Code of the City of Austin, 1981, by adding a new section, Section 9-1-10.1, "Nitrous Oxide";

defining prohibited conduct and providing for severability. (With an amendment raising the age to 18.) (7-0 Vote)

REALLOCATION OF TAXICAB PERMITS

Bill Stockton, Urban Transportation Department, presented the City Manager report on Reallocation of Taxicab Permits. He said there was a new ordinance last year which speaks to the age of vehicles, prohibiting an owner to have more than one franchise, and deferrment of payment of fees until cabs are placed in service. The recommendation is to continue to supervise the enterprise of taxicabs by the City of Austin. Mr. Stockton said the recommendation is to consider no new franchises for six months, or permits, so the industry may be stabilized.

Councilmember Humphrey asked some questions and said he does not think we need more cabs.

After some discussion, the following motion was made:

Motion

The Council, on Councilmember Rose's motion, Councilmember Carl-Mitchell's second, waived the requirement for three readings and finally passed an ordinance amending Chapter 8, Section 7-73.1 of the City Code by establishing requirements for taxicab franchise holders in requesting additional taxicab permits; and repealing Ordinance No. 850411-F which establishes a staggered schedule for the payment of taxicab permit fees. (6-0 Vote, Mayor Pro Tem Trevino absent)

Council had before them an ordinance to consider increasing the number of vehicles authorized to be used as taxicabs as follows:

- a. Roy's Taxi Service from 80 vehicles to 92 vehicles.
- b. American Cab Company from 100 vehicles to 140 vehicles.

Motion - DIED FOR LACK OF SECOND

Councilmember Rose made a motion to approve staff recommendation. There was no second to the motion.

Motion

Councilmember Humphrey made a motion, seconded by Councilmember Carl-Mitchell to deny both requests.

Mayor Cooksey asked Mayor Pro Tem Trevino to take the chair so that he might make a motion.

Substitute Motion

Mayor Cooksey made a motion, seconded by Councilmember Rose to increase the number of vehicles authorized to be used as taxicabs as follows:

- a. Roy's Taxi Service from 80 to 90.
- b. American Cab Company from 100 to 125

Carlos Velasquez said he would like a one year moratorium on the issuance of permits. Larry Clark, vice-president of Capitol Cab, discussed their permits. Joe Chernow, president, American Cab, talked about their ten minute response time. Lloyd Liveoak, general manager, Yellow Cab, requested a 12-14 month moratorium. A representative of Harlem Cab said the city cannot afford to have more than 280 cabs.

Audley Blackburn, a customer, said more cab permits are needed because use by disabled increases because their needs cannot be met by Special Transit.

Roll Call on Substitute Motion

4-2 Vote, Councilmembers Carl-Mitchell, Humphrey and Urdy voted No.

Motion to Reconsider

Mayor Pro Tem Trevino made a motion, seconded by Councilmember Rose, to reconsider. Motion passed unanimously.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Rose's second, waived the requirement for three readings and finally passed an ordinance increasing the number of vehicles authorized to be used as follows, and begin a six month moratorium: (6-1 Vote, Councilmember Urdy voted No.)

- a. Roy's Taxi Service from 80 to 90 vehicles.
- b. American Cab Company from 100 vehicles to 125 vehicles.

LOOP 360 MORATORIUM

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, waived the requirement for three readings and finally passed an ordinance amending Ordinance No. 850523-J to extend the Loop 360 moratorium until September 22, 1985. (7-0 Vote)

NO ACTION TAKEN CONCERNING SIGNAGE

Council had before them for consideration an ordinance providing for on-premise building signage for commercial property annexed into the City of Austin as "interim" zoned property.

No action was taken on the item.

CONSENT RESOLUTIONS

The Council, on Councilmember Carl-Mitchell's motion, Mayor Pro Tem Trevino's second, adopted the following resolutions in one consent motion: (7-0 Vote)

Eminent Domain Proceedings

Authorized Eminent Domain Proceedings to acquire fee simple title to the following tract of land for the Boggy Creek Flood Improvements program:

- a. 49.99 acres of land, more or less, out of the J.C. Tannehill League in Travis County, Texas, being the same tract as described in Volume 3099, Page 196, Deed Records of Travis County, Texas. (Joe Stanzel and Victor Stanzel, owners)

Release of Easements

Authorized release of the following easement:

A portion of the 5.0' Public Utility Easement on lot 4-A, V.J. Taylor Subdivision, 2000 Alta Vista. (Request for the release of the referenced portion of the Public Utility Easement has been submitted by Ms. Mary McLeod.)

Capital Improvements Program

Consider acquisition of right-of-way for the William Cannon Extension project Phase II. CAPITAL IMPROVEMENTS PROGRAM No. 76/62-12. (Bon Hardy Owens and Jane C. Schaeffer)

Consider approval of the following change order:

- a. In the amount of \$18,700.85 to Pat McMahon, Inc. for Fire Station No. 27. (4.2% increase of the original contract amount) CAPITAL IMPROVEMENTS PROGRAM No. 76/83-03.

Contracts Approved

Approved the following contracts:

POWER ENTERPRISES, INC.
Power Structures Division
2704 Engineers Road
Belle Chase, Louisiana

- CAPITAL IMPROVEMENTS PROGRAM -
Fabricated Structural Steel,
Electric Utility Department
Items 1-26 - \$303,305.00 C.I.P.
Nos. 85/16-11, 85/16-12, 85/16-05,
85/16-08, 85/16-03, 83/16-05
81/16-02, 82/16-06 & 85/16-06

TEMPLE, INC. (WEE)
3900-J Drossett
Austin, Texas

- Station Post Insulators 138KV-
650KV, Central Stores Division
Item 1 - \$50,823.00 85-0395-OM

ITEM CORPORATION
505 Barton Springs Road
Austin, Texas

- Four (4) Microcomputer Systems
and two (2) printers, Building
Inspection Department
Total \$33,584.00 85-S776-KM

ADPACS, INC.
7469 Airport Fwy.
Ft. Worth, Texas

- Service Agreement to microfilm
approximately 800,000 medical
X-Rays, Brackenridge Hospital
Total \$66,760.00 BS5-1272

SOUTHERN SAFETY SALES
P. O. Box 4065
Austin, Texas

- Medical Supplies, Brackenridge
Hospital
Twelve (12) Month Supply Agreement
Total \$115,529.53 BS5-1276

SIEMENS MEDICAL SYSTEMS, INC.
Nuclear & Ultrasound Division
2020 North Hwy. 360

- Nuclear Acquisition Computer
System, Brackenridge Hospital
Total \$138,725.00 BH5-1312

UMTA Grants

Approved the transfer of responsibility, interest and obligations for all UMTA grants, to the Capital Metropolitan Transportation Authority.

Northeast Association

Approved participation with the Northeast Association to develop a regional plan (for the northeast and east sectors of Travis County) for Council approval.

Grant Applications

Approved the following grant applications:

- a. The National Endowment for the Humanities for \$34,448.43 for the preservation of a major photography collection.
- b. The Junior League of Austin, Inc. for \$7,500 for the Austin History Center.

Grants from Texas State Library

Accepted the following grants from the Texas State Library:

- a. In the amount of \$30,557.00 for the Central Texas Library System operation.
- b. In the amount of \$772,914.00 for the Central Texas Library System operation.
- c. In the amount of \$168,950.00 to fund the Austin Public Library's Interlibrary Loan program.
- d. In the amount of \$23,469.00 for the Austin Public Library.

Hearings Set

Set public hearings on the following:

- a. An ordinance amending the impervious cover requirements of the Williamson Creek Watershed Ordinance: September 19, 1985 at 4:30 p.m.
- b. The Arts in Public Places Ordinance: September 12, 1985 at 5:00 p.m.
- c. The Hill Country Roadway Ordinance: September 19, 1985 at 5:00 p.m.

Rental Rehab Loans

Approved expanding the eligible area for Federally Funded Rental Rehabilitation Low Interest Loans.

Huston Tillotson College Merger

Approved supporting the location of Huston Tillotson College if merged with other institutions to be located in Austin, Texas.

SPECIAL WARRANTY DEED

The Council, on Councilmember Shipman's motion, Mayor Pro Tem Trevino's second, adopted a resolution authorizing the City Manager to execute a Special Warranty Deed to the State of Texas for a 7.1114 acre tract.

RIGHT-OF-WAY FOR NORTH MOPAC EXPRESSWAY

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, adopted a resolution authorizing the City Manager to sign certain documents in connection with the purchase of right-of-way for the North MoPac Expressway with three cuts on the frontage road and assessment of capital recovery fee. (7-0 Vote)

RELEASE OF EASEMENTS

The Council, on Councilmember Rose's motion, Councilmember Urdy's second, adopted a resolution authorizing release of the following easement: (7-0 Vote)

The 12' waterline easement on lots 2 and 3, Hen-Lo Subdivision as recorded in Volume 2134, Page 204, of the Travis County Real Property Records. (Request submitted by Dennick and Harris Engineering.)

The Council, on Councilmember Humphrey's motion, Councilmember Carl-Mitchell's second, adopted a resolution authorizing release of the following easement: (7-0 Vote)

A portion of an electric and telephone easement of record in Volume 8495, Page 831, of the Travis County Real Property Records and located on Lot 2, Block A, Crystal Mountain at Barton Creek Section One. (Request of the release of the referenced easement submitted by Mr. Rhett Dawson on behalf of Walter Carrington.)

LICENSE AGREEMENT

The Council, on Councilmember Rose's motion, Councilmember Urdy's second, adopted a resolution entering into the following License Agreement: To allow the encroachment of a project sign into the public right-of-way at the southeast corner of East First Street and Brazos Street. (Request submitted by Mr. William H. Bingham) (4-3 Vote, Councilmembers Carl-Mitchell, Humphrey and Shipman voted No.)

LEASE

The Council, on Councilmember Rose's motion, Mayor Pro Tem Trevino's second, adopted a resolution amending the lease by and between Texas Center Associates (Lessor) and City of Austin (Lessee) for additional space in the One Texas Center Building. (7-0 Vote)

CONTRACT APPROVED

Approved the following contract: (7-0 Vote)

PAT CANION EXCAVATING COMPANY
P.O. Box 908
Manchaca, Texas

- CAPITAL IMPROVEMENTS PROGRAM
Martin Hill Transmission Main,
Water and Wastewater Utility
Department - \$1,344,019.00 C.I.P.
No. 74/22-02

ITEM POSTPONED

Council postponed until September 5, 1985 consideration of two resolutions concerning the Municipal Office Complex: Authorization to enter into an option agreement with Watson-Casey Companies for the Municipal Office Complex Project; and approving urban design refinements for the Municipal Office Complex.

LBJ SCHOOL STUDY

The Council, on Councilmember Rose's motion, Councilmember Shipman's second, adopted a resolution entering into a contract with LBJ School of Public Affairs for a study on the safety of Robert Mueller Airport. (6-1 Vote, Mayor Pro Tem Trevino voted No.)

Prior to the vote, City Manager Carrasco pointed out the cost of the study will be \$25,000.00. We already have an ongoing study, he said, of the Master Plan, including a safety study with Bovay Engineers. He recommended the City go forward with the Bovay plan and focus on master plan update with emphasis on safety.

Councilmember Shipman said she favors an academic perspective. Mr. Carrasco said an additional study is not a wise use of city resources. The Bovay study will cost \$180,000 and an additional study by LBJ will be \$25,000.

Paul Isham, City Attorney, pointed out that caution must be taken to do a study and it should be done by people with expertise in the that area. If the study is performed and the conclusion is that Mueller is unsafe and a plane crashes, "I can see the City as the defendant with the study on record and Austin continuing to operate the airport". Mr. Katz, LBJ School, said the study will not have yes or no on safety.

RECESS

Council recessed its meeting at 5:25 p.m. and resumed its recessed meeting at 5:40 p.m.

CITY'S ADVANCE REFUNDINGS

Council had before them a resolution to consider approval of Underwriter(s) for the City's Advance Refunding(s).

Ms. Rutledge, Director of Finance, reviewed the refunding and gave the following recommendations: "After reviewing all the proposals we are recommending a two management group process on this. There are several reasons for this, the first being between the two issues this will create a large number of bonds that are available to be sold and there is room to include a number of people in the process. There have been quite a few firms who have been active in the bond market for Austin and have bid actively and sold off some bonds and it makes sense in this deal to recognize them on that basis. The other reason to proceed with two groups is that the end of the year market is starting to develop and concern over whether or not refundings will be allowed and other tax proposals that may come into effect January 1, we discussed with you earlier, is starting to flood the market and we don't think it necessary nor want to take any more time than possible to get both of the bond sales on the road, to get in the market before the very end of the year when it may be flooded and rates may be higher. We received proposals from 22 financial firms, 9 regional firms. We originally intended to interview for for senior, something on the order of four or five firms. The decision was very hard and we actually interviewed eight firms because we felt to have made a cut on paper qualifications beyond that would have been arbitrary. All of the firms not interviewed for senior manager were still being actively considered for a co-manager position because there are some different criteria you are interested in for a co-manager position than a senior manager position. When you do get into some of your co-manager slots, while you are interested in one or two firms having good refunding technical ability the main thing you are interested in is your ability to sell bonds and take risk on behalf of the City.

"We recommend Salomon Brothers to be senior manager on the general obligation side.....On the revenue side we recommend a co-senior manager group of Smith-Barney and Merrill-Lynch to be co-senior managers.Both firms have a substantial amount of capital they can commit and risk on behalf of the city, which we think is very important.On both sides we have worked out some of the details, but not all of them yet. You are looking at a maximum \$2.00 per \$1000 for management fee on general obligation side and a maximum of \$2.25 on the revenue side which will take more work.We also recommend a small selling group which are not co-managers, but basically regional, local firms with an interest and whom we feel can sell bonds. The co-managers are a mix of national firms who have done well for the City in terms of bidding in the

past and regional representation trying to make sure we had covered all markets. We feel these bonds will be sold all over the country.

"We recommend Goldman-Sachs, Rauscher-Pierce, Morgan Guaranty and Texas Commerce on the general obligation side....."

"On the co-manager side on the revenue bonds we recommend Shearson, Rotan, Mosle; Bear, Stearns and Underwood-Newhouse, again trying to package selling strength in these areas as opposed to concentrating on refunding ability."

Motion

The Council, on Councilmember Rose's motion, Councilmember Humphrey's second adopted a resolution approving Underwriter(s) for the City's Advance Refunding(s) as follows: (7-0 Vote)

General Obligation - Senior Manager, Salomon Brothers,
Goldman-Sachs, Rauscher-Pierce,
Morgan Guaranty, Texas Commerce
Bank, MBank, and Southwest Capital
Market

Revenue - Smith-Barney (carrying the books), Merrill-
Lynch; co-managers Texas Capital Markets,
Rotan-Mosle, Bear-Stearns and Underwood-Newhouse

Selling groups will remain the same.

WATER APPROACH MAIN FOR VILLAS AT OAK HILL .

The Council, on Councilmember Urdy's motion, Councilmember Rose's second, adopted a resolution approving water approach main no. 580 for the Villas at Oak Hill, 7108 Hwy. 71 West. (7-0 Vote)

PUBLIC HEARING - APPEAL

Mayor Cooksey opened the public hearing set for 3:00 p.m. on an appeal from Mr. Hoyle M. Osborne, of the decision to deny a Waterway Development Permit for Plumber's and Steamfitter's Local 286 (Apprentice School) 814 Airport Boulevard. File No. 85-05-4424. After Mr. Osborne's appearance, the following motion was made:

Motion

The Council, on Councilmember Shipman's motion, Councilmember Rose's second, closed the public hearing and granted the appeal. (7-0 Vote)

PUBLIC HEARING SET

The Council, on Councilmember Urdy's motion, Councilmember Rose's second, set a public hearing on an appeal from Mr. George A. Pulliam of the denial of Waterway Development Permit No. 85-06-4435 for September 19, 1985 at 3:00 p.m.

HEARING CONTINUED

The public hearing on an appeal of demolition order issued by the Building Standards Commission for 2504 Walter Street (rear) will be continued to September 12, 1985 at 3 p.m.

EXECUTIVE SESSION

Mayor Cooksey announced Council would go into executive session pursuant to Article 6252-17 Texas Revised Civil Statutes annotated to discuss the following matter. No official action of the City Council will be taken on the matter unless such item is specifically listed on the agenda:

a. Pending Litigation, Section 2, Paragraph e

- (1) Overton et al v. City of Austin (single member district lawsuit.)

HEARING CONTINUED

The Council continued until September 19, 1985 at 5:00 p.m. the hearing on an appeal from Mrs. Avis Davis, representing Hyde Park Neighborhood Association, on the Planning Commission's decision regarding a waiver granted to the Austin Independent School District.

RECESS

Council recessed its meeting at 6:30 p.m. and resumed its recessed meeting at 7:15 a.m.

ZONING HEARING - NORTH LAMAR AREA STUDY

Mayor Cooksey announced Council would hear the zoning case scheduled for 4:00 p.m. Council closed the public hearing on many of the parcels and instructed the City Attorney to draw up the necessary ordinances. The remainder will be brought back to Council on October 10, 1985 at 7:00 p.m.

(Case listed on page 15)

-85 CITY OF AUSTIN North Lamar Area
149 By Office of Land Study Boundaries
Development

From "I-RR", "I-SF-2"
& "I-SF-3"
To Appropriate Zoning
NOT RECOMMENDED
ALTERNATE RECOMMENDATION

Several people appeared before Council to review their particular parcel of land. When all of the citizens who wished to speak had been heard, the following motions were made: (SEE ADDENDUM FOR FURTHER EXPLANATIONS)

Motion

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, adopted the criteria of the North Lamar-Study, with instructions the recommendations of the criteria shall be used in the future according to Items I, II, III, IV on the memo dated August 16, 1985. (7-0 Vote)

Mayor Pro Tem Trevino suggested Council adopt all cases where there is no controversy and bring back the other cases at a later date.

Motion

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Shipman's second, approved zoning change for all properties not listed on the summary memo of August 22, 1985 North Lamar study as recommended by the Planning Commission, with the exception of St. Mark's Methodist Church. (7-0 Vote)

Motion

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, adopted the following cases as agreed to by the Planning Commission, neighborhood representatives and owners, and as listed in the memorandum of August 22, 1985, I.2a.(1) on the agenda and so noted in back-up material on file in City Clerk's office. (7-0 Vote)

- Items 3, 10, 16, 18 a&b, 28 b&c, 41, 55, 57b(.30 acres), 59, 77, 78 84, 86, 92 (2.63 acres & 8.04 acres) 94 and 98.
- St. Mark's Church "SF-5" with roll back to "RR" if use as a church ceases.

Members of the Office of Land Development then left the Council Chamber to compile the remaining list of cases to be approved.

LATER IN THE EVENING:

Motion

The Council, on Councilmember Rose's motion, Councilmember Shipman's second, approved the following zoning changes as listed on the August 22, 1985 memo: (6-0 Vote, Councilmember Humphrey was out of the room.)

- Items 1 (22 acre portion only), 2 a-f, 5, 7, 8b, 9, 12 13a, 14, 15 a-k, 20, 22b, 25, 26, 31, 32, 34 (5.7 acre portion), 36, 37, 38, 39 a&b, 40, 42d, 42e 42f, 42j (1.58 acre portion), 42k, 46, 47, 48a-c, 48.1, 50, 53, 54, 56, 57b (5.7 acre portion), 57c, 58, 72, 74, 75, 76, 79, 80, 81, 82, 85, 87, 88, 89, 91, 92 (6.32 acre portion), 93, 95, 96, 97, 99 and 101 and also 42h (2.30 portion)

Motion

The Council, on Councilmember Shipman's motion, unanimously agreed to bring the rest of the cases before Council for a vote on October 10, 1985 at 7 p.m.

RECESS

Council recessed its meeting at 11:00 p.m. and resumed its recessed meeting at 11:25 p.m.

ITEMS POSTPONED

Due to the lateness of the hour, Mayor Cooksey announced the following items would be postponed:

1. 5:00 Annexation Hearing postponed to September 5, 1985 at 5 p.m.
2. 5:00 General and Transportation rate changes requested by Southern Union Gas Company continued to September 5, 1985 at 5 p.m.
3. 5:30 hearing on an amendment to Northwest Land Use Guidance Plan to September 5, 1985 at 2:00 p.m.
4. Zoning cases scheduled for 4:00 p.m. will be heard September 5, 1985 at 3:45 p.m. They are C14-84-468, C14-84-480, and C14-84-461.
5. Zoning case C14-85-114 was postponed at the request of the applicant and the neighborhood, with no time certain set for its return.

FAIRVIEW PARK STUDY

Jim Duncan, Director of OLDS, presented the City Manager Report on Fairview Park Study Timeframe and reported there will be one in sixty days.

SIGN ORDINANCE

Terry Childers, Senior Assistant City Manager, reported on the Sign Ordinance Task Force and said staff will prepare a resolution.

APPROPRIATE ZONING WITHIN FLOOD PLAIN

Councilmember Shipman introduced an item to Council which is a resolution concerning appropriate zoning for areas within the 100-year flood plain and adjacent to existing residential development and made the following motion:

Motion

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, adopted a resolution as follows: (7-0 Vote)

That property within the 100 year flood plain should be developed at a very low density and accordingly the City Council intends to zone and rezone such property to "RR" Rural Residential Density as applications for zoning and rezoning are presented for its consideration:
and,

BE IT FURTHER RESOLVED:

That to ensure the compatibility of new residential development with adjacent existing residential development, the City Council intends to zone and rezone such property as applications for zoning and rezoning are presented for its consideration to a zoning classification permitting a residential density of no more than twice the existing developed residential density on the adjacent land, except that when the residential development is at "RR" Rural Residential District density, the City Council will consider zoning or rezoning the undeveloped property as "SF-1" Single Family Residence (Large Lot).

WATER CONSERVATION PROGRAM

Councilmember Rose introduced an item to Council concerning changes to Water and Water Conservation Program and Ordinance. He said there is a better way to set up numbers for watering so that the daily consumption will not be as great. They are 9-0, 1-8, 2-7, 3-6 and 4-5. He said it is too late this year to use them because the schedules are printed but suggested their use next year. He also

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said MUD's should be evaluated and made to do the same as Austin does. He asked staff to evaluate his suggestion concerning numbering and prepare an ordinance to rearrange the numbers next year.

PUBLIC HEARING ON APPEAL

Mayor Cooksey announced Council would hear the appeal scheduled for 6:00 p.m. from Gus J. Zgourides of the Planning Commission's decision regarding Case No. SP-85-069, 513-521 M.L.K. Jr. Boulevard and 601-605 M.L.K. Jr. Boulevard.

Marie Gaines, OLDS, reviewed the case and said there is an invalid petition on file.

Several residents of the condominium said the alley is too narrow for a shopping center and said too many more auto trips a day will be generated through the alley.

Gus Zgourides said his message is to not access the autos at grade level, but hit the other owner (shopping center owner) with the traffic problem.

Richard Suttle, attorney for applicant, asked Council to look past the inconvenience.

Motion

The Council, on Councilmember Rose's motion, Councilmember Urdy's second, denied the appeal. (5-2 Vote, Councilmember Shipman and Mayor Cooksey voted No)

The following zoning case was heard in conjunction with the hearing on the appeal. Council granted as recommended.

Motion

The Council on Councilmember Rose's motion, Councilmember Urdy's second, granted as recommended the following zoning change: (5-2 Vote, Councilmember Shipman and Mayor Cooksey voted No.)

C14-85	JOHN P. SCHNEIDER	513-521 & 601-605	From "CS"
133	By Richard T.	M.L.K. Jr. Blvd.	To "CS-MU"
	Suttle Jr.	also bounded by	RECOMMENDED
		Nueces	<u>GRANTED AS RECOMMENDED</u>

WITH CONDITIONS AS SPECIFIED BY
PLANNING COMMISSION, IMPROVEMENTS TO THE
ALLEY AND RELOCATION OF THE UTILITIES

9/12

agued

ZONING HEARINGS

Mayor Cooksey opened the public hearings set for 4:00 p.m. on the following zoning changes.. Council heard, closed the public hearing and granted as recommended and instructed the City Attorney to draw the necessary ordinances.

C14-85 GREAT HILLS LTD.
077 (Tract A)
Neal Graham

5915 Lost Horizon

From "I-RR"
To "SF-6"
RECOMMENDED

GRANTED AS RECOMMENDED WITH LETTER
READ BY APPLICANT

Marie Gaines, OLDS, said an agreement had been worked out and asked the applicant to read his letter into the record.

Richard Suttle, representing the applicant, read "the agreement we have with the neighbors is that we're amending our zoning request. A portion of the PUD which is across the street from the neighbors on Lost Horizon Drive, the part directly across from single family homes, we are amending our request to SF-1 zoning on that. The remainder of the tract will be zoned "SF-6" limited to six units per acre and that all the units in PUD 1, which is across from the single family homes, will be detached single family homes on their own lots, either zero lot line or garden homes. Our intent is so we don't have attached town homes. The attorney for the neighborhood group is in agreement with that."

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 7-0 Vote)

C14-84 JIM PEARSON
By T.J. "Jack"
Morton

709 West Lynn

From "B" 2nd H&A (MF-4)
To "A" 1st H&A (SF-3)
RECOMMENDED
GRANTED AS RECOMMENDED

(On Councilmember Carl-Mitchell's motion, Councilmember Rose's second, 5-1-0 Vote, Councilmember Shipman voted No, Councilmember Humphrey abstained.)

ADJOURNMENT

Council adjourned its meeting at 2:00 a.m., August 23, 1985.

I. 2 a. (1)

MEMORANDUM

TO: Mayor and Council Members

FROM: Jorge Carrasco, City Manager

DATE: August 16, 1985

SUBJECT: North Lamar Zoning Study

The Planning Commission recommends the adoption of the North Lamar Study (NLS). Staff concurs, with the exception of five specific tracts of land. Staff's amended recommendation is noted below.

The study and resultant recommendations attempt to make permanent zoning and the existing infrastructure compatible. The support material which follows provides background on the NLS; its objectives and issues; a summary of the public hearings; and a comparison of land use scenarios which were discussed.

I. BACKGROUND

- A. As per Council's instructions, staff developed two zoning plans for the North Lamar area. The first is based on a continuation of present zoning trends, with no consideration to development impacts beyond the immediate vicinity of any given site. The second is based on a cumulative assessment of development impacts on the area's existing land uses, environmental resources, transportation network, water and wastewater systems, and other public facilities and services.
- B. These two plans were presented in a series of public hearings, during which property owners and neighborhood groups presented their respective zoning requests. After the hearings, the Planning Commission proposed a plan which synthesizes the requests and recommended staff map.
- C. Development patterns recommended are based on a detailed parcel-by-parcel land use survey, an inventory of preliminary and approved subdivision plats, an examination of previously approved zoning requests, pending rezoning requests, consultation with property owners and representatives of neighborhood groups, and accepted land use principles.

II. OBJECTIVES AND ISSUES

- A. The following objectives underly the study:
 1. Maintaining compatibility between existing neighborhoods and proposed higher intensity development by selecting suitable

locations for such development and by providing transition areas of moderately intense use between the two.

2. Insuring that development permitted by the recommended zoning assignment can be accommodated adequately by existing and planned public facilities and services.
3. Protecting environmentally sensitive lands, especially those biological resource areas important to the Walnut Creek watershed.
4. Discouraging inappropriate types of development by avoiding strip and spot zoning. Encouraging development that provides for an efficient land use pattern, with housing in proximity to services, employment, recreation, shopping and other conveniences.
5. Assessing the cumulative impacts of development and comparing those impacts if existing development trends continue unmanaged.

B. REVIEW OF STUDY ISSUES

1. Population Projections: Population estimates for the North Lamar Area Study are greater than forecasts upon which planned sewer, water, and transportation facilities have been based. Further study is recommended to reconcile the differences between these forecasts. (See pages 22-24 NLS)
2. Strip Commercial Development: Such development disrupts traffic flow and reduces the carrying capacity of arterials because of the proliferation of curb cuts. For these reasons, strip commercial development should be discouraged, and residential and office uses encouraged. (See pages 32-33 NLS)
3. Corner Lot Zoning: Nonresidential zoning for corner lots is recommended mainly where commercial uses are well established at arterial/collector intersections, and where good design, including buffering adjacent residential uses, has been utilized. (See pages 33-34 NLS)
4. Nonconforming Uses: The continuation of such uses should be avoided, but not at the expense of permitting spot zoning or zoning unrelated to appropriate land uses. (See pages 34-35 NLS)
5. Regional Commercial Center: While the northeast corner of the study area is recognized as suitable for a regional mall, the DR (Development Reserve) zone is recommended in order to avoid premature zoning or inadequate infrastructure. Information typically associated with such a rezoning request has not been provided. (See pages 35-36 NLS)

6. **Floodplain Protection:** Environmental constraints in the study area generally are not severe. However, approximately 370 acres (or 8.2%) of the study area falls within the 100-year floodplain. The primary goals for floodplain protection are to prohibit clearing within the 100-year floodplain, to prohibit floodplain modification and to assign a low-density credit for such lands and to promote better site planning. (See page 46-48 NLS)
7. **Steep Slope Protection:** Clearing on slopes of 15% or greater causes destruction of scenic bluffs, as well as erosion resulting in sedimentation of streams. To avoid these conditions, development on slopes should be prohibited. (See page 48 NLS)
8. **Biological Resource Protection:** Approximately 350 acres (or 7.5%) of the study area contains significant biological resources. There are currently no development regulations similar to those found in other watersheds to protect these biological resources. (See pages 48-49 NLS)
9. **Water Quality:** Water quality and flow are issues in the study areas because Walnut Creek maintains perennial flow (except during exceptionally dry periods) due to numerous springs, seeps, and pools. As development occurs in the watershed, the amount of impervious cover increases. Thus, water reaches creeks faster, which increases peak flows and results in higher levels of flooding, and increases soil erosion. (See pages 50-52 NLS)
10. **Roadway Service Levels:** Although level of service C generally is considered the design standard for new facilities in urban areas, such a level of performance may be difficult to achieve in the study area. Consequently, level of service D or E may be the most realistically achievable level for many of the study areas roads. (See page 61 NLS)
11. **Roadway Capacity:** A traffic analysis based on development that could occur under the recommended map reveals that the transportation network will operate at a marginally acceptable level of service. Every change to the recommended map that increases dwelling unit density or adds nonresidential intensity brings the entire network closer to exceeding capacity in the absence of major modifications to the existing roadway plan. (See page 61 NLS)
12. **Roadway Funding:** One possible method of eliminating present interim zoning classifications, while leaving the door open for further negotiation of off site roadway improvements that typically are addressed in an individual rezoning application, is to assign the Development Reserve classification (DR) to large vacant tracts expected to generate significant volumes of traffic. (See page 62 NLS)

13. **Public Transit:** The Capital Metro Service Plan calls for consideration of a fixed-guideway facility (possibly a light rail line or an exclusive busway) along a corridor from downtown to a point near FM 1325 and Wells Branch Parkway. When and if a fixed-guideway system moves closer to reality, there will be sufficient time to consider more intense development proposals, provided land owners make the necessary adjustments to incorporate transit facilities within site design. (See pages 62-63 NLS)
14. **Water/Wastewater:** If development trends in the study area continue as described by either scenario in this study, it is probable that improvements beyond those now planned in both water and wastewater systems will be required prior to build-out of development. (See pages 68-73 NLS)
15. **Parkland Acquisition:** In the absence of additional parkland acquisition there will be a deficiency of neighborhood parkland of approximately 265 acres, based on population estimates derived from the recommended map. (See pages 74-75 NLS)
16. **Drainage:** Stream channels are multi-variable systems. Dynamic equilibrium is maintained by such processes as erosion, deposition, and lateral migration. When man-made changes in the flow characteristics exceed the natural capacity of the waterway, disequilibrium occurs. Some of these changes, in turn, result in new erosion, deposition, and meandering patterns. (See page 81 NLS)

III. PUBLIC HEARINGS SUMMARY

- A. During the course of the study and public hearing process, staff has met with hundreds of landowners and concerned citizens to discuss the recommended zoning classifications for specific properties, while the Planning Commission reviewed individually more than 100 requests to amend the proposed map. As a result of these meetings, many adjustments were made to the Recommended Map prior to and during the public hearings.
- B. Concerns expressed by property owners included:
 1. Use of the DR zoning classification
 2. Any zoning other than commercial along arterials
 3. Density credits for non-used floodplain areas
 4. Use of transitional zoning rather than existing zoning regulations
- C. Concerns expressed by neighborhood residents included:
 1. Recommended zoning being too intense for existing and planned infrastructure
 2. Ratio of multi-family to single-family dwelling units
 3. Development and alteration of the 100-year floodplain

4. The lack of transitional zoning
5. Strip retail development along North Lamar Boulevard and Braker Lane

IV. COMPARISON OF LAND USE SCENARIOS

A. The various proposed land uses, and their tabulated effects, will be referred to as follows:

1. Continuation of current zoning trends -- Scenario I
2. Initial staff assessment -- Scenario II
3. Property owner requests -- Scenario III
4. Neighborhood requests -- Scenario IV
5. Planning Commission's response and recommendation -- Scenario V

B. The following table summarizes several categories of development-related impacts for all five scenarios.

		SCENARIO I	SCENARIO II	SCENARIO III	SCENARIO IV	SCENARIO V	
		ZONING TRENDS	INITIAL MAP	PROPERTY OWNERS	NEIGHBORHOOD REQUESTS	P.C. RECOMMENDATION	
POPULATION		61,769	41,738	42,518	36,595	36,823	
POPULATION DENSITY	PERSONS/ SQUARE MILE PERSONS/ ACRE	8,777 13.7	5,931 9.3	6,042 9.4	5,200 8.1	5,231 8.1	
HOUSING (UNITS)	SINGLE FAMILY	6,588	5,742	5,198	6,968	5,363	
	DOPLEX/CONDO	5,626	5,153	3,936	3,861	4,541	
	MULTI-FAMILY	14,093	5,424	8,572	2,930	4,548	
	TOTALS	26,307	16,319	17,706	13,659	14,452	
RESIDENTIAL ZONING (IN ACRES)	SINGLE FAMILY MULTI-FAMILY	1,503 780	1,709 567	1,485 680	1,882 396	1,656 517	
NON- RESIDENTIAL ZONING (IN ACRES)	OFFICE	443	477	469	579	509	
	RETAIL	1,039	459	760	371	518	
	INDUSTRIAL	354	448	698	419	545	
	RESERVE	—	340	125	340	257	
	PUBLIC	385	605	605	518	605	
NON- RESIDENTIAL DEVELOPMENT (FLOOR AREA IN MILLIONS OF SQUARE FEET)		P.A.R. YIELD TYPICAL MAXIMUM		P.A.R. YIELD TYPICAL MAXIMUM		P.A.R. YIELD TYPICAL MAXIMUM	
	OFFICE	10.7	14.9	11.2	14.8	10.9	14.5
	RETAIL	21.0	84.3	7.8	25.9	14.2	51.3
	INDUSTRIAL	11.7	14.6	13.4	16.5	19.2	22.7
	RESERVE	—	—	5.9	22.2	2.7	5.1
	TOTALS	43.4	113.8	38.3	79.4	47.0	93.6
TRIP GENERATION	A.D.T.	420,000	205,000	290,000	170,000	217,716	
WATER SERVICE	(L.U.E.'S)	43,800	28,400	33,500	25,700	34,859	
SEWATER SERVICE	MILLION GALLONS /DAY	15.3	9.9	11.7	9.0	12.2	
PARKLAND DEFICIENCY	ACRES	385	265	266	228	222	

C. The data reflect the following points:

1. The significantly higher population and dwelling unit count in Scenario I is primarily the result of allowing full density credit for floodplain areas. For example, even at an average density of ten units per acre, the 100-year floodplain accounts for almost 4,000 additional dwelling units.
2. Property owners have requested changes affecting approximately 900 acres (or 19%) of the study area, resulting in a decrease from the Scenario II map of 2,660 dwelling units and two acres of non-residentially zoned land.
3. Neighborhood spokespersons have requested changes affecting approximately 864 acres (or 18%) of the study area, resulting in a decrease from the Scenario II map of 2,660 dwelling units and two acres of non-residentially zoned land.
4. The Planning Commission recommendation for the proposed number of dwelling units (36,823) generally corresponds to the number of dwelling units requested by neighborhood groups (36,595). Staff, in its initial recommendation in Scenario II, recommended a population of 41,738. In understanding these differences it is important to note that the Planning Commission shifted 92 acres from residential to non-residential development. They also removed several parcels recommended by staff for residential development with a resultant population of 2,197 into the DR Development Reserve district.
5. There is wide difference among the scenarios regarding the combination of dwelling units. Property owners requested zoning for a substantial increase in the number of multi-family units. Neighborhoods requested more single-family units. The Planning Commission recommendation falls in between Scenarios III and IV in the number of multi-family and single-family units.

V. CONCLUSION

A. The staff proposes five exceptions to the Planning Commission's recommendation:

1. A tract of land abutting Scofield Farms for which MF-2 zoning is shown on the map, and staff is now recommending SF-6, as a result of changes proposed by Scofield Farms to reduce MF-3 zoning to SF-6 adjacent to this tract. (See 2F on Appendix and Map)
2. Two parcels along North Lamar Boulevard for which the Planning Commission recommended SF-6 on the entire tract,

and staff is recommending SF-2 outside the floodplain and RR within the floodplain. (See 71 and 73 on Appendix)

3. A proposed shopping center site on Braker Lane and North Lamar for which the Planning Commission has recommended LR and staff has recommended NO on the rear portion of the tract abutting the Eubank acres subdivision. (See 13 A & B on Appendix and Map)
 4. The Creekridge Apartments as part of Park 35, for which the Planning Commission did not make a recommendation, pending review of a special permit by the City Council, but they have recommended that RR not be applied to the floodplain acreage which staff believes makes it difficult to approve the request for special permit. (See 17 on Appendix and Map)
 5. The Scofield Farms Regional Mall for which staff is recommending DR because the applicant has not satisfied ordinance requirements in their rezoning, request that adequate transportation facilities are planned to accommodate the proposed development. The Planning Commission has recommended GR. (See 2F on Appendix and Map)
- B. The Planning Commission has requested staff to develop an ordinance that would require the dedication and reservation of right-of-way. This will provide the City with an alternate means of obtaining right-of-way, which is often obtained through the rezoning process.
- C. Attached is a list of property owner requests and accompanying maps.

George Carrasco
George Carrasco
City Manager

JC:bw
Attachments

SUMMARY OF
PROPERTY OWNERS AND NEIGHBORHOOD REQUESTS
AUGUST 22, 1985

No.	Name	Acreage	Staff Rec.	Property Owner Rec.	NAGCA*	Neigh. Reps.	Revised Staff Rec.	P.C. Rec.
1	Paul Kroschewsky (E.Funderburgh et al) (Benny Teas)	22.00 5.00	MF-1 GO	DR DR	SF-6 SF-6	SF-6 SF-6	SF-6 GO	DR DR
2	Paul Scofield	a 71.33 b 28.06 1.60 c 1.22 d 3.10 e 6.62 f 2.93 g 4.50 1.00	DR MF-2 RR RR LR MF-2 GO MF-2 RR	CH CH CH LO CH LO CH LO LO	- MF-1 - - - MF-1 - P P	- - - - - - - - -	DR MF-2 RR RR LR MF-2 GO MF-2 RR	DR DR RR RR LR MF-2 GO * MF-2 RR
✓ 3	Bert Pence	3.44	IP	CS	-	-	CS	CS
✓ 4	Phillip Joseph	46.50	DR	CH	-	-	DR	DR
	Vernon Scofield	1.83 5.88	RR LO	GR GR	- -	- -	RR LO	RR LO
6	Ray Howard	1.00	NO	GR	SF-1**	-	NO	LO
✓ 7	Fred Eppright	0.25	LO	CS	-	-	LO	LO
8	a Mike Grimes (Tom Tate)	a 0.68 0.76	SF-1 SF-1	SF-3 GR	- -	SF-1 SF-1	SF-1 SF-1	SF-3 SF-3
	b (W.Appl, et al)	b 1.58	LO	GR	-	LO	LO	LO
✓ 9	Robert Potts	0.25	LO	LR	-	LO	LO	LO
✓ 10	Wallie Pratt (Astec Indus.)	0.70	CS	LI	-	-	LI	LI
11	Donna Kristaponis (Mark Goodrich)	2.83 2.17	LR LR	CS LR	LO LO	LO LO	LR LR	LO LO
✓ 12	Doug Marcella (Ben Gomez)	0.52	LO	CS	-	LO	LO	LO
✓ 13 a	Jack Morton (Jerald Winetroub)	a 2.30 b 2.10	LR NO	GR GR	- -	LR NO	LR NO	LR * LR (w/no cuts on Tedford)
✓ 14	Fred Mueller	.53	LO	CS	-	LO	LO	LO

No.	Name	Acreage	Staff Rec.	Property		Neigh. Reps.	Revised Staff Rec.	P.C. Rec.	
				Owner Rec.	NAGCA*				
15	Roy Bechtol -The Centrum-	a 1.06	NO	LO	-	-	LO	LO	See att. map#15
		b 3.58	GO	GR	-	-	GR	GR	
		c 18.36	GO	GR	-	-	GO	GO	
		d 5.68	LO	GO	-	-	GO	GO	
		e 1.01	LR	GO	-	-	GO	GO	
		f 23.56	MF-2	MF-3	-	-	MF-3	MF-2***	
		g 28.34	SF-6 (PUD)	MF-2	-	-	SF-6 (PUD)	MF-2***	
		h 8.80	RR	RR	-	-	RR	RR	
		i 3.97	SF-3	SF-3	-	-	SF-3	SF-3	
		j 2.21	MF-2	MF-2	-	-	MF-2	MF-2***	
		k 3.83	GO	GR	-	-	GO	GR****	
✓ 16	Robbie Rose (F.Donaldson, et al)	1.37	SF-2	CS	-	-	CS	CS	
17	Jerry Harris -Park 35-	6.04	LO	GO	SF-6	-	GO		* See attached map #17
		6.03	RR	GO	-	-	RR		
		2.02	LO	GO	-	-	LO		
		1.51	RR	GO	-	-	RR		
		13.11	RR	MF-2	-	-	RR		
		13.91	SF-6 (PUD)	MF-2	SF-2/ SF-1 (PUD)	SF-2	MF-1 (PUD)		
		0.81	RR	LO	-	-	RR		
		8.20	SF-6 (PUD)	LO	SF-2/ SF-1 (PUD)	SF-2	MF-1 (PUD)		
		2.33	SF-6 (PUD)	LR	SF-2/ SF-1 (PUD)	SF-2	LO		
		2.20	RR	GO	-	-	RR		
		6.30	MF-1 (PUD)	GO	SF-2	-	MF-1 (PUD)		
		2.31	RR	GO	-	-	RR		
		10.30	LO	GO	-	-	GO		
		7.13	LR	CS	SF-6**	-	LR		
		8.30	MF-1 (PUD)	LO	SF-6	-	MF-1 (PUD)		
		4.30	MF-1 (PUD)	LO	SF-6	-	MF-1 (PUD)		
		7.93	MF-1 (PUD)	GR	SF-6	-	MF-1 (PUD)		
✓ 18	Hoyle Osborne (Delta Invest.)	a 3.09	GR	CS	-	-	CS	CS	
		b 0.79	CS	LI	-	-	LI	LI	

No.	Name	Acreage	Property			Neigh. Reps.	Revised	P.C. Rec.
			Staff Rec.	Owner Rec.	NAGCA*		Staff Rec.	
1	Don Newman -NSNA- (J. Friedman et al)	a 3.67 b 18.35 c 12.40 d 12.85 e 18.97 d 3.44 f 9.65 g 19.22 h 23.86	LR SF-6 LO SF-3 GR SF-6 LR SF-6 LO	LR SF-6 - SF-3 GR SF-6 LR - LO	- - LO SF-2 LR SF-2 GR - -	- More buffer	LR SF-6 LO SF-3 GR SF-6 LR SF-6 LO	LR SF-6 No Rec. SF-3 GR SF-6 LR No Rec. LO
20	Monica Schwanitz	19.79 3.23 14.33	SF-6 (PUD) RR LO	LO LO LO	SF-6 (PUD) - SF-6 (PUD)	- SF-6 SF-6	SF-6 (PUD) RR SF-6	DR DR SF-6
21	Don Nelson (Georgia Lucas)	4.53	LO	LR	-	LO	LO	LO
22	Corky Gilbert (Coxville Jt.Venture)	a 4.98 4.98 b 2.73 13.80 5.23 1.08 3.28	SF-6 (PUD) SF-6 (PUD) RR LO MF-1 GR LO	GR MF-2 LI LI LI LI LI	SF-1 (PUD) SF-1 (PUD) - - - - -	SF-2/ SF-1 SF-2/ SF-1 - - -	SF-6 (PUD) SF-6 (PUD) RR IP MF-1 GR LO	LO/SF-6 (LO 200', SF-6 balance) SF-6 (PUD) RR IP IP GR LO
23	Richard Robyn, et al	5.69	SF-1	GR	-	-	SF-3	NO
24	Roger Ayres	0.34	SF-1	GR	-	-	NO	NO
25	Wes Harvey	0.82	SF-1	GR	-	-	NO	NO
26	Bob Haynie	0.21	SF-1	CS	-	-	SF-3	NO
27	Don Metzger -LNA*- (NPC)	33.00	SF-4	-	SF-2	SF-2	SF-4	SF-4
28	Tom Watts (MK Parsons) (Kims Partner.) (Glen Shipman)	a 1.93 b 0.91 0.46 c 0.63	SF-2 CS GR GR	LR LI LI LI	- - - -	- - - -	SF-3 LI LI LI	NO LI LI LI
29	Fred Powers	0.81 0.43	LO GO	GR GR	- -	LO LO	GO GO	LO LO

<u>O.</u>	<u>Name</u>	<u>Acreage</u>	<u>Staff Rec.</u>	<u>Property Owner Rec.</u>	<u>NAGCA*</u>	<u>Neigh. Reps.</u>	<u>Revised Staff Rec.</u>	<u>P.C. Rec.</u>
	John Huber	4.50	SF-6 (PUD)	LR	-	-	SF-6 (PUD)	SF-6
		1.50	RR	LR	-	-	RR	RR
31	Charles Binnicker (J. Hopkins et al)	2.50	SF-2	GR	-	-	SF-3	SF-6
		6.10	SF-3	GR	SF-1**	SF-1**	SF-3	SF-6
32	Jay Pilcher	1.20	SF-1	RR	-	-	RR	RR
33	David Davison	0.87	NO	CS	-	-	NO	NO
34	Edgar Perry	5.70	LO	GR	-	LO	LO	LO
		.30	RR	RR	-	RR	RR	RR
35	Skyline Associates a	3.95	LO	CS	LO	-	LO	LO
	b	3.43	LO	CS	LO	-	GR	GR
	c	6.95	CS	CS	LO	-	GR	GR
36	Bob Taylor -NWAHA ³ - (Burnet Rd. Land Joint Venture)	14.33	LO	LO	SF-6 (PUD)	SF-6	SF-6	SF-6
37	Paul Harris	2.40	RR	MF-3	-	-	RR	RR
	(R. Trembath, et al)	6.90	LO	MF-3	-	-	MF-2	MF-2
		2.70	GO	MF-3	-	-	GO	GO
		8.00	GO	GR	-	-	GO	GO
38	Jim Nias	9.45	SF-2	LR	-	-	SF-2	NO
	(Richard Gracy)	1.50	SF-2	LR	-	-	LR	LR
39	David Vann	a 24.11	SF-3	GR	SF-1	SF-1	SF-3	SF-6/SF-3
	-NACA-	b 22.68	MF-1	DR	SF-6 (PUD)	SF-6	SF-6	DR
40	Enclave	7.70	LO	LR	-	-	LO	LO
		11.30	SF-6	LR	SF-2	-	LO	LO
		8.30	SF-6	RR	SF-1	-	SF-6	SF-6****
			(PUD)		(PUD)		(PUD)	(PUD)
		26.20	SF-6	MF-3	SF-2	-	SF-6	SF-6****
			(PUD)		(PUD)		(PUD)	(PUD)
		20.00	SF-6	LO	SF-2	-	SF-6	SF-6****
			(PUD)		(PUD)		(PUD)	(PUD)
41	Robert Sneed (Elberta Burba)	0.80	SF-1	NO	-	-	SF-3	NO

<u>No.</u>	<u>Name</u>	<u>Acres</u>	<u>Staff Rec.</u>	<u>Property Owner Rec.</u>	<u>NAGCA*</u>	<u>Neigh. Reps.</u>	<u>Revised Staff Rec.</u>	<u>P.C. Rec.</u>
42	David Kamenitsa -WCNA - (Milton Allen, et al)	a 22.11 2.33	SF-6 (PUD) SF-6 (PUD)	MF-2** MF-2	SF-2/ SF-1 (PUD) SF-2/ SF-1 (PUD)	SF-2 SF-2	MF-1 (PUD) LO	Apts. LO
	b	3.00	LR	CS	LO	LR	LR	LO
	c-f	7.23	LO	LR, CS**	-	LO	LO	LO
	g	0.81	LO	GR	-	LO	GO	LO
		.43	GO	GR	-	LO	GO	LO
	h	2.10	NO	GR, CS**	-	SF-1	NO	LR
		2.30	LR	GR	-	SF-1	LR	LR
		7.70	SF-3	CS**	SF-1	SF-1	SF-3	SF-3
	i	1.53	SF-3	CS**	-	NO	SF-3	SF-3
	j	.68	SF-1	SF-3	-	SF-1	SF-1	SF-3
		.76	SF-1	GR	-	SF-1	SF-1	SF-3
		1.58	LO	GR	-	LO	LO	LO
	k	2.64	CS	-	LO	LO	CS	LO
43	Glen Winshaw -RONA - (NPC)	30.03	SF-6 SF-6 SF-6	GR** LR MF-2, LO	SF-1 SF-1 SF-1/ NO	SF-1 SF-1 SF-1	SF-6 SF-6 SF-6/LO	SF-2 SF-2 LO
44	Charles Schroeder	.33 .58	SF-3 NO	CS CS	- -	SF-1 SF-1	SF-3 NO	SF-3 NO
45	Ardalia Maggie Martin	a .28 b .36	SF-3 SF-1	CS SF-3	SF-1 -	SF-1 -	SF-3 SF-1	SF-3 SF-1
46	Mary Bowles (J. Renolds & Assoc)	3.17	LO	GR	-	-	LO	LO
47	George Perdue, et al	.56	LO	LI	-	-	LO	LO
48	Jerry Harris (Harriet Sproll)	a 17.73 3.26	RR RR	SF-6 GR	- -	- -	RR RR	RR RR
	(Venture #1, McLester Grisham)	b 4.40 c 9.62	RR GO	LI GR	- -	- -	RR GO	RR GO
48.1	OLDS staff	3.80	LI	-	-	-	RR	RR
49	John Joseph (Dean Greenwood et al)	4.03 2.60	RR RR	SF-2 SF-3	- -	RR RR	SF-1 SF-1	SF-1 SF-1
50	Raymond Koch	.80	SF-1	NO	-	-	SF-3	NO
51	John Schneider	.23	SF-3	CS	-	NO	SF-3	SF-3

No.	Name	Acreage	Staff Rec.	Property Owner Rec.	NAGCA*	Neigh. Reps.	Revised Staff Rec.	P.C. Rec.
52	C.F. Sanders -RONA - (Coxville Jt. Venture)	9.97	SF-6 (PUD)	GR, MF-2	SF-1 (PUD)	SF-2/ SF-1	SF-6 (PUD)	See 22a
53	T.K. Seung	0.58	LO	LR	-	-	LO	LO
54	Dave Armbrust (Allan Nalle)	10.60	LO	CS	-	-	LO	LO
55	IBM	105.18 44.13	DR DR	MI	- -	- -	MI DR	MI DR
56	Pat Billmeier (Charles Mueller)	.91	SF-1	SF-3	-	-	SF-3	SF-1
57	River Oaks Assn. (Coxville Jt.Ven.) a	9.97	SF-6 (PUD)	GR, MF-2	SF-1 (PUD)	SF-1 (PUD) / SF-2	SF-6 (PUD)	SF-6/LO
	(Edgar Perry) b	.30	RR	RR	-	RR	RR	RR
		5.70	LO	GR	-	LO	LO	LO
	(John Blais) c	4.07	SF-3	-	-	SF-1	SF-3	SF-1
58	Daniel Wimmer II	8.30	RR	SF-1	-	-	SF-1	SF-1
59	Stanton Calvert (Brentwood Oaks Church of Christ)	55.00	RR	SF-5	-	-	RR	SF-5 (restricted use) *****
60	Janet Klotz *NAGCA (Scofield Farms) a	9.65	LR	LR	GR	More buffer	LR	LR
	(Scofield Farms) b	18.97	GR	GR	LR	More buffer	GR	GR
	(Kenneth Neans) c	12.40	LO	-	LO	More buffer	LO	No Rec.
	(Burnet Rd. Land Joint Venture) d	12.26	LO		SF-6 (PUD)	SF-6	SF-6	SF-6
	(Scofield Farms) e	12.85	SF-3	SF-3	SF-2	More buffer	SF-3	SF-3
		3.44	SF-6	SF-6	SF-2	More buffer	SF-6	SF-6
	(Earl Podolnick) f	55.05	GR	-	GO	More buffer	GR	No. Rec.
		14.68	GR	-	LO	More buffer	GR	No. Rec

to.	Name	Acresage	Staff Rec.	Property Owner Rec.	NAGCA*	Neigh. Reps.	Revised Staff Rec.	P.C. Rec.
	Janet Klotz *NAGCA (Hobby Horse)	a 19.60	SF-6 (PUD)	-	SF-6 (PUD)	-	SF-6 (PUD)	SF-6 (PUD)****
	(Enclave)	b 57.50	SF-6 (PUD)	LR, LO, MF-3	SF-2	-	SF-6 PUD/LO	LO/SF-6**** (PUD)
		c 28.33	LI	-	LO	-	LI	No Rec.
		d 28.15	MF-3	-	MF-1	-	MF-3	No Rec.
		e 27.45	LI	-	IP	-	LI	No Rec.
	(Enclave)	f 7.56	SF-6 (PUD)	SF-6	SF-1 (PUD)	-	SF-6 (PUD)	SF-6**** (PUD)
62	Janet Klotz *NAGCA (J. Hopkins et al) (Charles Mueller et al)	a 24.11 b 5.39 c 6.09	SF-3 SF-3 SF-3	GR - -	SF-1 SF-3 SF-3	SF-1 - -	SF-3 SF-3 SF-3	SF-6/SF-3 SF-3 SF-3
63	Janet Klotz *NAGCA (E. Fundergurgh)	22.68	MF-1	DR	SF-6 (PUD)	SF-6	SF-6	DR/NO
64	Janet Klotz *NAGCA (Skyline Assoc.)	3.67	CS	CS	LO	-	GR	GR
	Janet Klotz *NAGCA	a 7.70 b 4.59	SF-3 CS	CS** -	SF-1 LO	SF-1 LO	SF-3 CS	SF-3 LO
66	Janet Klotz *NAGCA (Mark Goodrich)	a 5.26 b 5.00	NO LR	- CS	RR LO	- LO	NO LR	NO LO
67	Janet Klotz *NAGCA (Park 35)	a 32.00	MF-1 (PUD)	CS** LO, GR	SF-6	-	MF-1 PUD LO	LO
	(Park 35)	b 6.94 2.33	LR SF-6 (PUD)	CS CS	SF-2 SF-2	- -	LR LO	LO LO
		22.10	SF-6 (PUD)	LO, MF-2*	SF-2	-	MF-1 (PUD)	MF-1
	(Park 35)	c 18.31	SF-6 (PUD)	LO, MF-2	SF-1 (PUD)	SF-2	MF-1 PUD/LO	LO/Apts.
	(O.E. Ainsworth)	d 15.27	SF-2	MF-2	SF-1 (PUD)	-	SF-2	SF-6
	(Coxville Jt. Ven.)	e 9.97	SF-6 (PUD)	MF-2/ GR	SF-1 (PUD)	SF-1/2	SF-6 (PUD)	SF-6/LO

<u>No.</u>	<u>Name</u>	<u>Acreage</u>	<u>Staff Rec.</u>	<u>Property Owner Rec.</u>	<u>NAGCA*</u>	<u>Neigh. Reps.</u>	<u>Revised Staff Rec.</u>	<u>P.C. Rec.</u>
77.	Michael Glicker	.37	CS	LI	-	-	LI	LI
78.	John F. Isaac	.34	SF-3	SF-1	--	-	SF-1	SF-1
79.	Delma Thames	.20	LO	LR	-	-	LO	LO
80.	Stephen Hopkins	1.27	SF-1	SF-6	-	-	SF-1	SF-1
81.	Robert Jones	1.01	SF-2	SF-6	-	-	SF-2	SF-2
82.	Charles Sawyer	.50	LR	GR	-	-	LO	LO
83.	John Field	.24	SF-3	CS	SF-1	SF-1	SF-3	SF-3
84.	Steve Walker	1.15	SF-1	RR	-	-	RR	RR
85.	John Newhauser	1.02	SF-2	CS	-	-	SF-2	SF-2
86.	Louis James (First City Bank)	.68	GR	LI	-	-	LI	LI
87.	Roby Dollar (Citizens Ins. Co.)	4.40	RR	SF-6	-	-	SF-1	SF-1
88.	Hobby Horse	1.00	SF-6 (PUD)	LR	SF-6 (PUD)	-	LR	SF-6 (PUD)
89.	Connie Nichols	.30	SF-1	LR	-	-	NO	NO
90.	Benny Teas	5.00	GO	CS	-	-	GO	DR
91.	Robert Rangel	.36	SF-3	CS	-	-	SF-3	NO
92.	Spike Robinson	2.63	RR	GR	-	-	GR	GR
		6.32	IF	GR	-	-	IF	GR
		8.04	RR	RR	-	-	RR	RR
93.	Jim Spears (Robert Lovejoy)	.44	SF-2	CS	-	-	NO	NO
	(Jay Riekenberg)	.44	SF-2	LO	-	-	NO	NO
94.	Jerry Todd	.44	SF-2	MF-2	-	-	MF-2	MF-2
95.	Charles Lamme	.77	SF-3	GR	-	-	SF-3	NO
96.	Marwan Dakkak	.20	SF-2	NO	-	-	SF-2	SF-2
97.	Bob Gregory	2.24	GO	GR	-	-	GO	GO
98.	OLDS Staff	.22	NO	-	-	-	SF-2	SF-2
99.	Jerry Knight	.43	SF-2	MF	-	-	SF-2	SF-3

No.	Name	Acreage	Staff		Property		Neigh.	Revised		P.C.
			Rec.	Owner	Rec.	NAGCA*		Staff	Rec.	
9.	Scofield Farms*	a 6.80	SF-3	SF-3	-	-	-	SF-3	SF-2	
		b 4.40	SF-3	SF-3	-	-	-	SF-3	SF-2	
		c 17.80	SF-3	SF-3	-	-	-	SF-3	SF-2	
		d 49.10	DR	GR	-	-	-	DR	*GR	
		e 21.50	MF-3	MF-3	MF-2	-	-	MF-3	MF-3**	
		f 11.90	MF-3	MF-3	MF-2	-	-	MF-3	MF-3***	
		g 15.60	MF-3	MF-3	MF-2	-	-	MF-3	MF-3***	
		h 20.00	MF-3	MF-3	MF-1	-	-	MF-3	SF-6	
101.	Janet Klotz *NAGCA	3.79	CS	-	GR	-	-	GR	GR	

* NAGCA is the North Austin Growth Corridor Alliance.

** Indicates boundaries that do not correspond.

*** Limited to 20 UPA.

**** Limited to Hotel.

***** Restricted use to day care, church, and private primary & secondary school

1. NSNA • North Shields Neighborhood Assn.

2. LNA • Lamplight Neighborhood Assn.

3. NWHA • Northwood Homeowners Association

4. NACA • North Austin Civic Assn.

5. WCNA • Walnut Creek Neighborhood Assn.

6. RCNA • River Oaks Neighborhood Assn.

Scofield Farms reflects net acreages.

Restricted to 22 UPA with a 100' setback from Northern Creek boundary.

Restricted to 22 UPA.

Restricted to 6 UPA in Class I acre.

* Areas of disagreement between staff and Planning Commission

NORTH LAMAR AREA STUDY SCENARIO 5: RECOMMENDED ZONING

WELL'S BRANCH M.D. 41



ANNING COMMISSION RECOMMENDATION

NORTH LAMAR AREA STUDY
SCENARIO 5:
RECOMMENDED ZONING

WELLS BRANCH MUD. #1

TRAVIS COUNTY
CITY OF AUSTIN



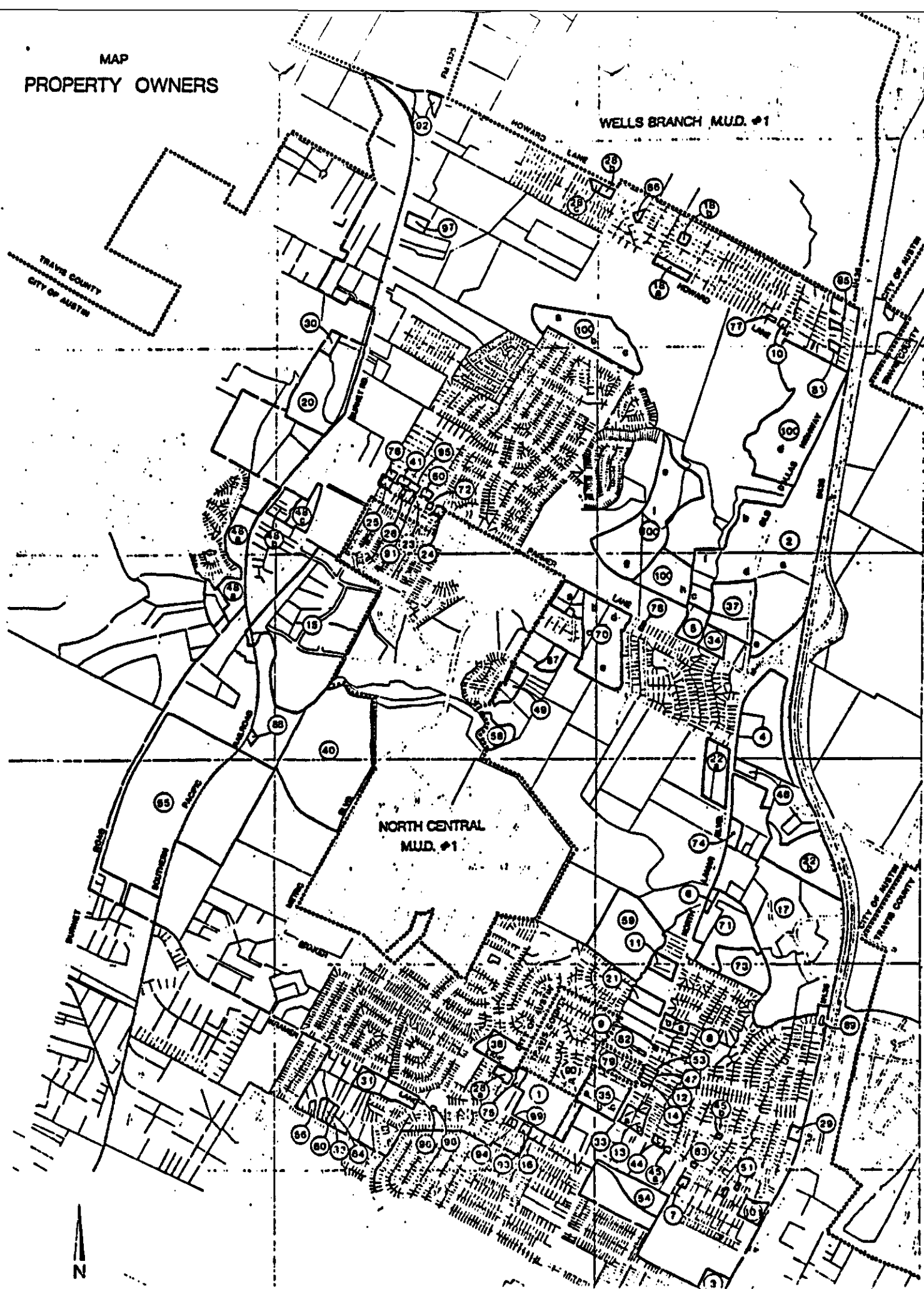
MAP
PROPERTY OWNERS

WELLS BRANCH M.U.D. #1

NORTH CENTRAL
M.U.D. #1

TRAVIS COUNTY
CITY OF AUSTIN

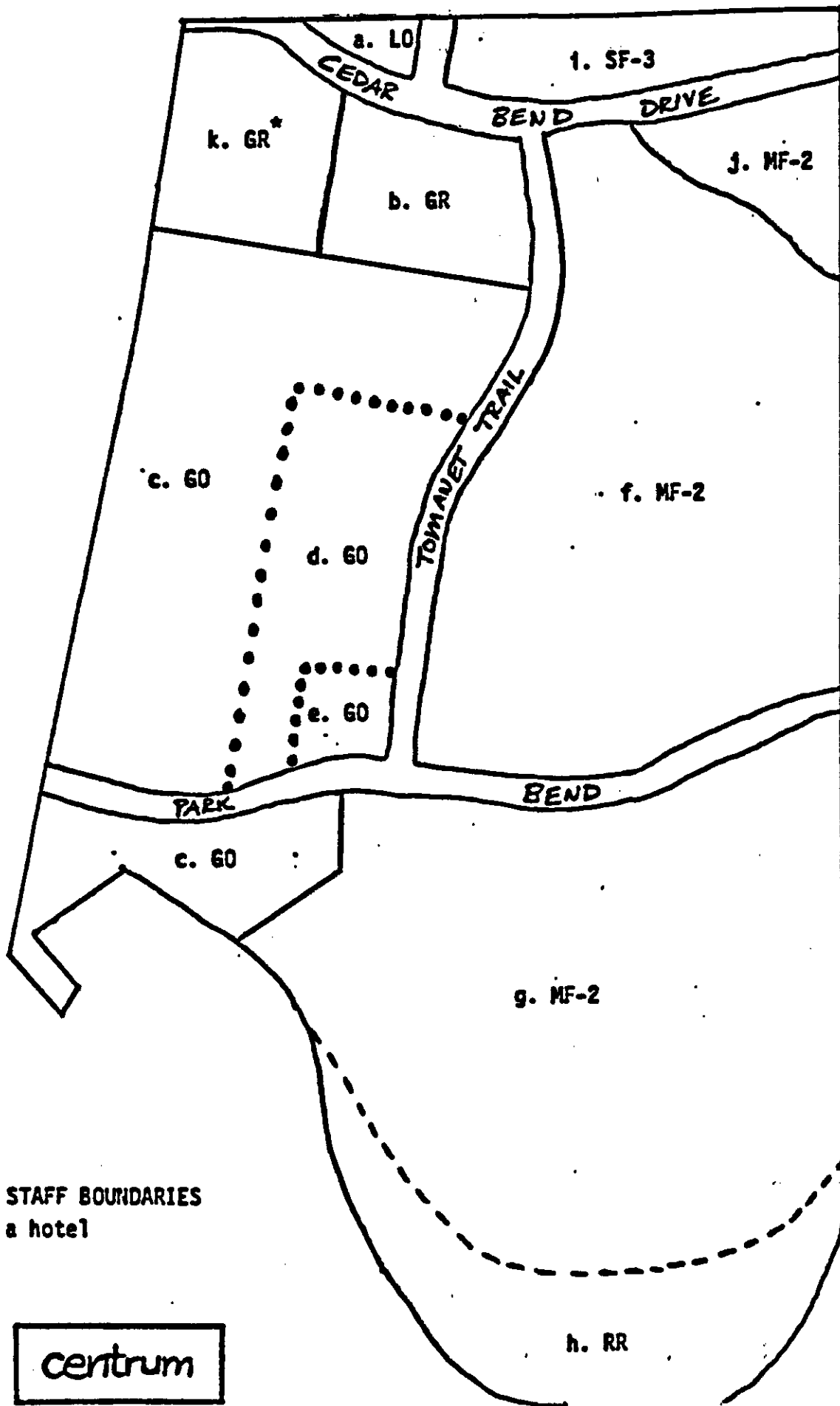
CITY OF AUSTIN
TRAVIS COUNTY



NEIGHBORHOOD PLAN



#17. PLANNING COMMISSION RECOMMENDATION

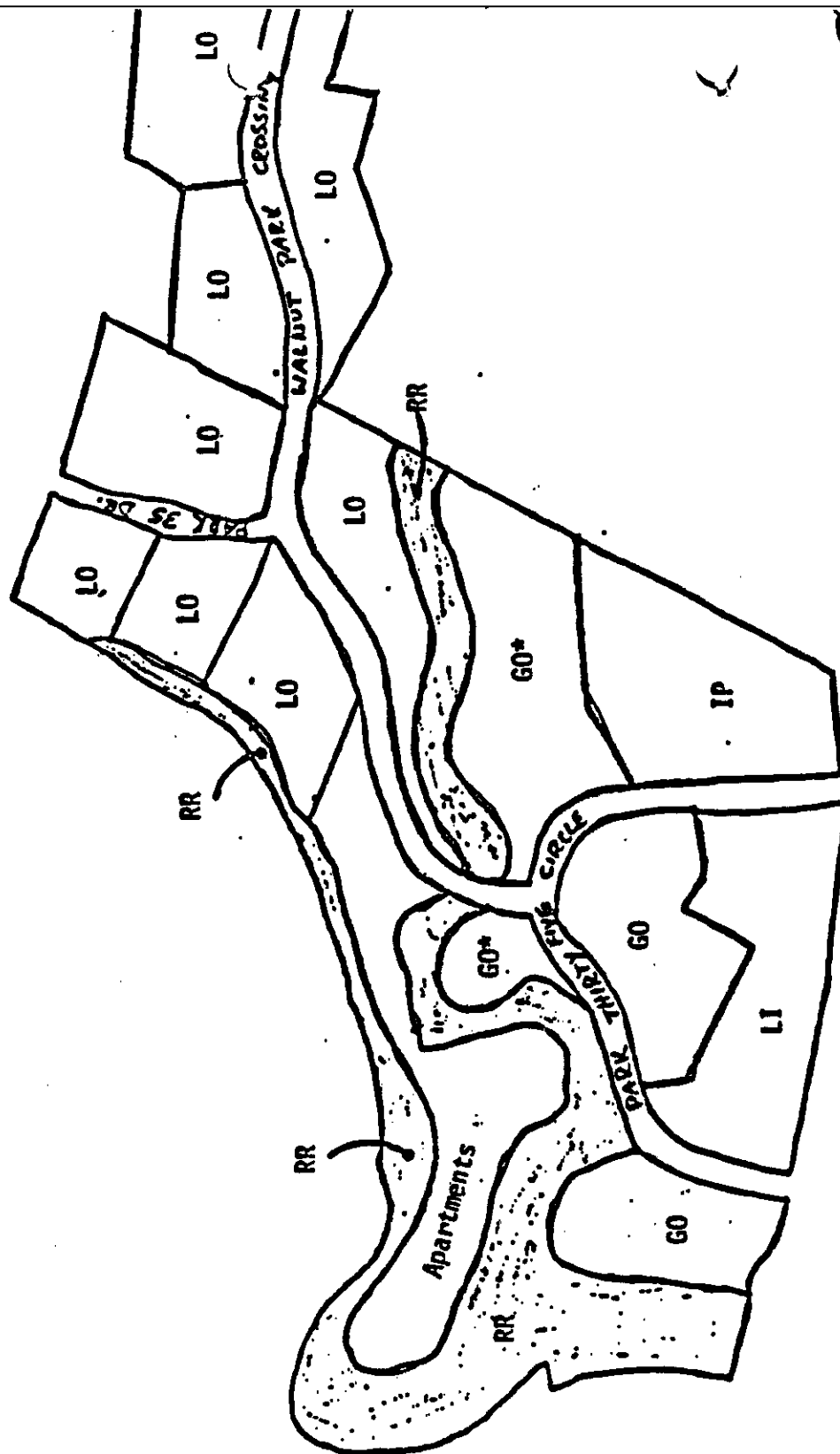


..... STAFF BOUNDARIES

• Limited to a hotel



#17. PLANNING COMMISSION RECOMMENDATION



* Limited to LO F.A.R., building coverage and lot coverage



LUTHER SWIFT / INSURANCE
COMPANY OF AMERICA